

# ASSIGNEE'S SALE

Assignee's Sale of valuable improved real estate in Frederick County, Maryland.

By virtue of the power and authority contained in a certain mortgage from Robert A. Miller and Dora A. Miller, his wife, dated July 22, 1971, and recorded in Liber 853, folio 503, one of the Land Records of Frederick County, Maryland; default having occurred under the terms of the obligation thereby secured, and at the request of the holder of the note secured thereby, the undersigned Assignee will sell at public auction at the Court House door in Frederick City, Frederick County, Maryland, on

**THURSDAY, MARCH 20, 1980**

11:30 A.M.

all the hereinafter described real estate, to wit:

**PROPERTY DESCRIPTION:** All that piece or parcel of real estate situate, lying and being in Braddock Election District, Frederick County, Maryland, and more particularly described as follows:

**BEGINNING** for the same at the point of beginning in the first mentioned deed herein and running thence with the middle of the County Road (known as Old Swimming Pool Road, (1) S 08° 07' 12" E 100.00 feet, thence leaving the road and running in a line division now established (2) S 78° 55' 10" W 260.28 feet to intersect the western boundary of the property of Edwin E. Kern, et ux and running thence with this boundary (3) N 11° 27' 29" E 108.13 feet to an axle driven in the ground, thence (4) N 78° 55' 10" E 224.00 feet passing over an iron pipe at the end of 205.30 feet to the place of beginning, containing 24,181 square feet or 0.555 acres of land, more or less. Included in this area is 2,500 square feet of right of way claimed for Old Swimming Pool Road.

**BEING** all and the same real estate which was conveyed unto Robert M. Miller and Dora A. Miller, his wife, by Edwin E. Kern and Marie M. Kern, his wife, by deed dated July 22, 1971, and recorded in Liber 852, folio 434, one of the Land Records of Frederick County, Maryland.

This property is improved with a frame house, consisting of 2 bedrooms, bath, kitchen, living room and an additional room which could be used as a pantry or small dinette, full basement. Shingle roof. Furnace heat. Dwelling serviced by Braddock Water Company. Dwelling is the 3rd house on right on Old Swimming Pool Road, South of the intersection of Uner Avenue and Jefferson Boulevard, Braddock Heights, Maryland.

**TERMS OF SALE:** A deposit of 10% in cash or certified or cashier's check will be required of the purchaser(s) at the time and place of the sale and the balance of said purchase price to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland. Interest to be paid on said balance from the date of sale to date of settlement at the rate of 8%. Taxes and all other public charges will be adjusted to the date of settlement, all other expenses of conveyancing to be paid by the purchaser(s). Assignee reserves the right to withdraw the herein described property from sale at any time.

**MANUEL E. WEINBERG**

**Assignee**

WEINBERG & MICHEL

By: Glenn C. Michel

100 North Market Street

Frederick, Maryland 21701

(301) 662-1113

Attorney for Assignee

DELBERT S. NULL, Auctioneer

(301) 662-6161

*Post March 8,  
1980*

## ACKNOWLEDGMENT OF PURCHASE

I (we) do hereby acknowledge that

I (we) have purchased the real estate described in the advertisement attached hereto, at and for the sum of \_\_\_\_\_

Twenty-five Thousand Two Hundred

Dollars (\$25,200.00), the sum of Two Thousand Five Hundred and Twenty

Dollars

(\$2,520.00) having been paid this

date, and the balance of Twenty-two

Thousand Six Hundred and Eighty

Dollars (\$22,680.00) being due and

payable at the time of final settlement,

and I (we) do further covenant and

agree that I (we) will comply with the

terms of sale as expressed in the advertisement attached hereto.

WITNESS my (our) hand(s) and seal(s)

this 20th day of March,

1980.

*Robert L. Stahl*

(SEAL)

(SEAL)

PURCHASER(S)

WITNESS:

*Michel*

*Michel*  
Auctioneer

WEINBERG & MICHEL  
FREDERICK, MARYLAND

EXHIBIT D

*Filed April 6, 1980*